

EXHIBIT C

From: David Bruck <DBRUCK@greenbaumlaw.com>
Sent: Monday, June 12, 2023 9:04 AM
To: Mike Matlat <mike@agrep.com>
Cc: wusatine@coleschotz.com
Subject: Almaden Shopping Plaza/Store #3034 San Jose, Ca

Good morning Mike,

On behalf of my client Almaden Shopping Center LLC, the landlord at the San Jose location of buy Buy Baby, the landlord proposes to pay \$200,000 to the Debtor less the outstanding prepetition rent and charges of \$49,3622.87 as set forth in the filed proof of claim and rent and charges for the months of May and June 2023 (being estimated) in exchange for a Lease Termination Agreement to be approved by the entry of an order by the Bankruptcy Court in the bankruptcy case. Please advise if the same is acceptable.

Best

David Bruck

David L. Bruck | Partner

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